

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

December 13, 2012

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Jaime Escobedo, Joe Mora, Craig Nicholson and Lisa Welch. (Board Member Christine Hall absent). Also in attendance: Mr. Lafranchie (unit 213), Don Van Buren (Consolidated Overhead Door), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Don Van Buren, from Consolidated Overhead Door delivered a presentation on the status of the current **entry gate system** and made recommendations for replacements/upgrades.

**Meeting Minutes:** The **November Board Meeting minutes** (11/08/12) were **approved** as presented.

#### Treasurer's Report:

	November '12	YTD
Total Income	69,346.51	771,692.83
Operating Expenditures	78,634.14	357,432.15
Reserve Expenditures	95,284.86	447,560.98
Total Expenditures	173,919.00	804,993.13
Transfer to Reserve	(427.51)	(201,467.70)
Transfer from Reserve	105,000.00	235,399.00
Total in Savings	1,363,851.77	
Total Assets	1,390,308.92	

James N. reported Operating Expenses are approximately 6% below budget; also noted the Reserve expenditures were applied to siding repair work and preparation for exterior painting.

The November Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, recommended reported two trees were replaced, and the bid for landscape improvement and drip irrigation system conversion for 7610. The Board **approved** a bid for eucalyptus tree treatment and soil fertilization from Santa Barbara Pest Control (\$2,680), to be performed in late January 2013. Tabled the proposal for Bldg. 7610.

#### Old Business

Items addressed:

- **Pool fence:** Fence replacement by Premier Fence Co. was completed on 12/12/12; final completion details discussed.
- **Exercise Room cleaning:** Lisa W. updated the Board on the status of the

equipment and recommended steam cleaning the floor three times a year (\$150/cleaning).

- **Cleaning service:** Board discussed bids and service from Merit Office Cleaning and Master Clean; Board approved contracting Master Clean to clean pool area and machine the shower area tile grout.
- **Dry rot repairs:** Sea View Constr. continues prepping buildings for exterior paint.
- **Pagoda light repairs:** James N. reported the second group of lights repaired/upgraded; Board **approved** last group to be worked on by Mershon Electric.
- **Exterior painting:** James N. reported buildings 7606 and 7610 completed, bldg. 7620 to be worked next; approx. \$53,800 paid to Affordable Painting on the agreed \$240,240.
- **Walkway repair:** James N. reported the project by Precision Concrete to be completed on 12/14/12.
- **Rodent bait boxes:** Board discussed program, and **approved** extending the program that was scheduled to expire at the end of 2012.
- **Entrance Directory:** Jaime E. and Lisa W. volunteered for the committee.
- **Annual HOA Meeting:** on the schedule for Jan. 10, 2013, 6PM at the Goleta Valley Community Center; noted Christine H. and Joe M. Board terms ending.

No other Old Business

## **New Business**

Items addressed:

- **Ants around Bldg 7630** discussed and Board took no action as each owner should deal with the ants on their own.
- **Patio Cover, unit 356:** Board discussed and **approved** second patio cover, similar to first cover, approved, Dec. 2010 (Lisa W. abstained from vote).
- **Christmas tree recycling:** Joe M. (Enviroscaping) reported two areas in parking lot designated collection areas; signs to be posted, trees to be ground up for mulch.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:41 pm.

The next Board meeting is scheduled for Thursday, January 10, 2013, 6:00 pm, at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe